


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 612 Springfield Avenue		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: November 2, 2011

REQUEST

The Department of Planning has received Craig Garriott's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. We understand that this appeal is scheduled for hearing on November 22, 2011.

SITE

612 Springfield Avenue is located on the north side of the street, approximately 100' west of the intersection with Frisby Street. This property measures approximately 55' by 150' and is currently improved with a two-story-plus-attic detached residential building measuring approximately 28' by 42'. This site is zoned R-4 and is located within the Pen Lucy Area Master Plan area.

ANALYSIS

Use: In this zoning district, multiple-family detached dwellings are listed as a conditional use, and so may be allowed if being newly constructed (§4-703). In this case, the property was last authorized for use as a single-family detached dwelling, which is a permitted use in this R-4 General Residence District.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1). As this property is located in a R-4 District, the Board is not authorized by the Zoning Code to consider this application for approval.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, because the Zoning Code does not authorize conversion of single-family dwellings to multiple-family dwellings in an R-4 District.

TJS/wya/mf

cc: Craig Garriott, Appellant